

CREEK VIEW
HOMEOWNERS
ASSOCIATION

Rules, Regulations
and Guidelines

Ed. Oct 27, 2017

CREEK VIEW HOMEOWNERS ASSOCIATION

GENERAL ARCHITECTURAL GUIDELINES

Approved by Board of Directors October 25, 2017

Effective this date and in accordance with ARTICLE 10.31 (Other Restrictions Established by the Board) of the DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF CREEK VIEW, the provisions of ARTICLE X, USE RESTRICTIONS shall include the following Architectural Guidelines to which all lots shall be in strict compliance and subject to all applicable remedies for non-compliance as afforded by the Declaration:

1. Driveway Expansions. (Article 10.21) Concrete driveways as original installed by the builder may be widened on one or both sides not to exceed 18" per side with common concrete pavers in neutral colors. The allowable expansion area along the driveway remains within that portion of the lot from the sidewalk to the garage door and widening may not be added along the apron of the driveway located between the street curb and sidewalk. Solid concrete pours are not permitted. Pavers shall remain flat, orderly, clean, in good condition and joints between pavers shall be kept free of all grasses and weeds.
2. Driveway/Concrete Condition & Stains. All driveways, walkways and sidewalks must be maintained in clean, oil and rust stain free condition and not in need of repair. Staining or repainting of any driveway, sidewalk or walkway visible from the street must be with an appropriate concrete product and conform in color to the established standard. The single Standard color for the staining or painting of any visible concrete surface including driveways, walkways and sidewalks will be *Natural Cement*. While natural concrete surfaces may be sealed in an appropriate clear concrete sealant product, stained or painted concrete surfaces should be sealed with an appropriate, clear concrete sealant product. Upon staining, painting or sealing, all surfaces must be continuously maintained in good condition and appearance. Concrete driveways, sidewalks and walkways currently in a non-complying color may not be repainted or re-stained except in the approved standard color herein designated. The Association may reasonably require worn, non-compliant colored or sealed surfaces in poor condition to be re-stained or re-painted in the herein standard color or re-sealed as applicable.
3. Trash and Recycling Containers Screening. (Article 10.18). All containers and stored item alongside the home must be concealed from view from the street and by neighbors. A landscape hedge of a height to exceed the height of the containers and stored items is permissible, provided approval is obtained from the HOA and provided the hedge is maintained and pruned to provide a clean and orderly appearance. Such items may also be concealed by HOA approved screening such as a vinyl fence sections provided the structure is of adequate height to conceal the stored items and provided the structure is maintained in clean, neat and orderly fashion. Pre-constructed screens obtained from outdoor centers may be approved, however, the structure must be securely fastened together and anchored so as to ensure a straight and upright appearance. See Website for an example of screening www.creekviewhoa.com

HOUSE PAINT STANDARD

CREEK VIEW HOA
04/22/15
[Supersedes 04/24/13]

Pursuant to the Declaration of Covenants, Conditions and Restrictions of Creek View HOA, the Board of Directors has established color standards for the repainting of homes within the subdivision.

Effective April 24, 2013, only the Board approved color palette and schemes dated 04/24/13 may be used within the subdivision except that individual homeowners may repaint their home the original color and scheme as applied by *Beazer*. A record of the original colors applied by *Beazer* to each home is available at the Sherwin Williams Paint Store at 7221 US Hwy 301 South, Riverview, Florida.

Any repaint of a home, even if in the same color as existing, must be pre-approved by the Architectural Committee. Application must be on the Creek View HOA standard application form, fully completed and forwarded to the Management company along with sample of each color requested.

The following color guidelines are established. All colors are based on Sherwin Williams paints contained in the "Concepts in Color" series. There is no requirement to use the Sherwin Williams product, however, the color of any alternate product must be the same approved shade as those listed below.

Schemes: All chosen paint colors must be selected from the below approved color listing. The base of the home must be painted a single, approved color from the below base colors listing. The trim color of the home must be one of the approved colors as listed for that particular element. The front door color may be either the chosen base color of the home or a color as approved in the below listing of approved colors for front doors. The garage door must be the chosen base color of the home or the chosen trim color of the home. For homes with shutters, the shutters must be solid color (no piping) and may be either the chosen trim color or the chosen front door color.

All aluminum fascias, soffits and aluminum trim must remain white as originally designed.

Sheen: The exterior color base of the home must be flat or egg shell. The trim of the home must be satin. Doors and shutters must be satin or high-gloss.

Permitted colors are:

BASE COLORS

SW 7522 Meadowlark
SW 7525 Tree Branch
SW 7528 Windsor Greige
SW 7538 Tamarind
SW 7539 Cork Wedge
SW 7543 Avenue Tan
SW 7549 Studio Taupe

SW 7639 Ethereal Mood
SW 7641 Collonade Gray
SW 7642 Pavestone
SW 7655 Stamped Concrete
SW 7696 Toasted Pine Nut
SW 7746 Rushing River
SW 7745 Muddled Basil

TRIM COLORS (Select one of any below)

SW 7563 Restful White
SW 7565 Oyster Bar
SW 7541 Grecian Ivory
SW 7551 Greek Villa

FRONT DOOR COLORS (Select one of any below)

SW 7523 Burnished Brandy
SW 7593 Rustic Red
SW 7595 Sommelier
SW 7622 Homberg Gray
SW 7675 Sealskin
SW 7745 Muddled Basil
BLACK

SHUTTERS: Must be solid color (no piping), either the chosen trim color or the chosen front door color

GARAGE DOORS: Either the chosen base color of the home or the chosen trim color

Any questions, please contact Management at 813-264-1119 or via www.creekviewhoa.com

ADDRESS: _____

DATE: _____

NAME: _____

PHONE: _____

HOUSE PAINTING SUPPLEMENT

SAMPLE A	SAMPLE B	SAMPLE C
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Colors: #1 #2 #3

Name _____ Name _____ Name _____

ID# _____ ID# _____ ID# _____

Manufacturer _____

	Color #	Finish (Circle One)
A. Main House Area*		
Body _____		Flat Egg Shell
Garage door _____		Flat Egg Shell
B. Trim Area *		
Fascia/Soffit _____	White ONLY	Aluminum ONLY
Gutters _____	White ONLY	Aluminum ONLY
Band/Corner Trim _____		Satin
C. Main Entry Door ***		
_____		Satin High Gloss
D. Accent Areas ****		
Shutters _____		Satin High Gloss
Planter Boxes _____		Satin High Gloss

For Office Use Only

APPROVED

BY: _____

DATE: ____/____/____

DISAPPROVED

REASON: _____

COPY RETURNED TO OWNER: ____/____/____

*Main House Area- One color to be used on stucco and garage door. Garage door may be base color or trim color. Base/garage door may have a flat or egg shell finish.

** One color only from approved trim selection, must be satin finish. Fascias, soffits, gutters must be white.

*** Front door may be house base color or chosen from door standard. May be satin or high-gloss finish.

**** Shutters may be trim or front door color, satin or high gloss finish. Must be solid color.

Please note that exterior colors which in the opinion of the ACC would be inharmonious or discordant to the appearance of The Creek View subdivision shall not be permitted.

MAIL TO: CREEK VIEW HOMEOWNERS ASSOCIATION INC.
The Trowbridge Company, Inc. P.O. Box 273708 Tampa, FL 33688
(813) 264-1119

Creek View Homeowners Association, Inc.
ARCHITECTURAL REVIEW APPLICATION

**This form is to be completed by the homeowner and submitted to the Architectural Control Committee (ACC) for approval PRIOR to commencement of any work. Mail application to: Creek View Homeowners Association, Inc.
c/o - the Trowbridge company, inc.
P.O. Box 273708; Tampa FL 33688
(813) 264-1119 / (813) 265-2598 Fax**

Please Print Legibly and Provide All required Information

Owner Name: _____ **Date** ____/____/____

Property Address: _____

Mailing Address (if different) _____

Home Phone: _____ **Work Phone:** _____

DESCRIBE ADDITION, CHANGE, or INSTALLATION (i.e. fence, screen enclosure, pool, exterior paint. etc.)

Attach copy of Property Survey showing where addition or installation is located, with setbacks
SPECIFICATIONS: (attach copies of property survey or pictures)

Dimensions: _____ **Material (s):** _____

Other information: _____

IF THIS REQUEST INVOLVES PAINT AND COLOR SELECTION, ATTACH HOUSE PAINTING SUPPLEMENT FORM WITH COLORS IDENTIFIED AND COLOR CHIPS. Requests and alterations must conform to all local zoning and building regulations. You are required to obtain required permits if your request is approved. Installation must conform to this approval and Association guidelines. Upon receipt, the Trowbridge company, inc. will forward the ACC application to the Committee; decision by the ACC may take up to 30 days. We will notify you in writing when the application is approved or denied.

Owner (s) Signature: _____ **Date:** _____

If the ACC denies your request, you may appeal to the Board of Directors for review.

Mgmt. Received ____/____/____ **Forwarded to** _____ **on** ____/____/____ **To owner** ____/____/____

FOR USE BY ARCHITECTURAL CONTROL COMMITTEE

ACC Comments _____

APPROVED **DENIED** _____ **Date** _____

CREEK VIEW HOMEOWNERS ASSOCIATION, INC.

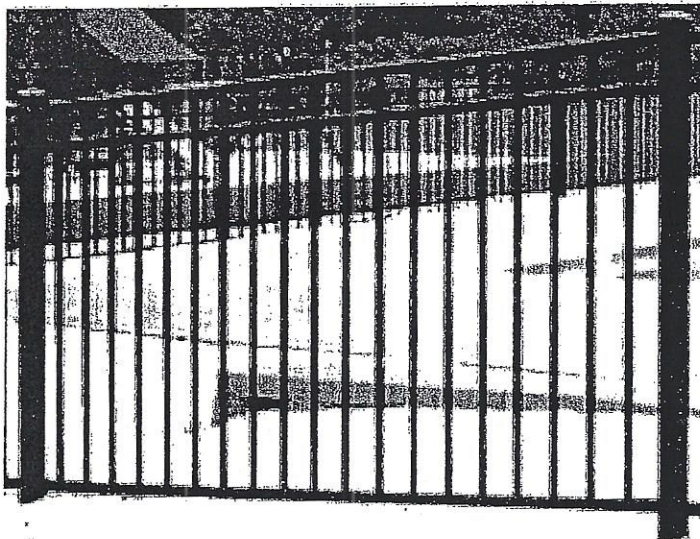
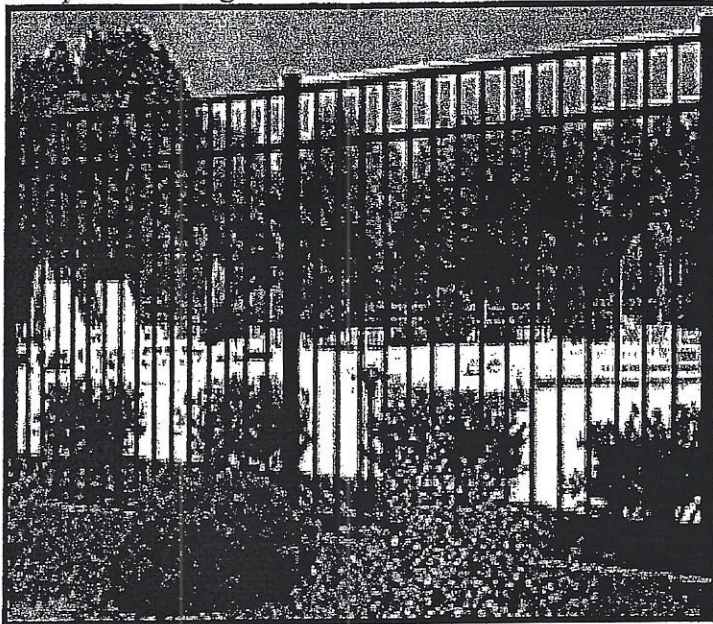
FENCE STYLE & SPECIFICATIONS

Fences within the Creek View subdivision shall be constructed of PVC and aluminum in designated areas as further described below.

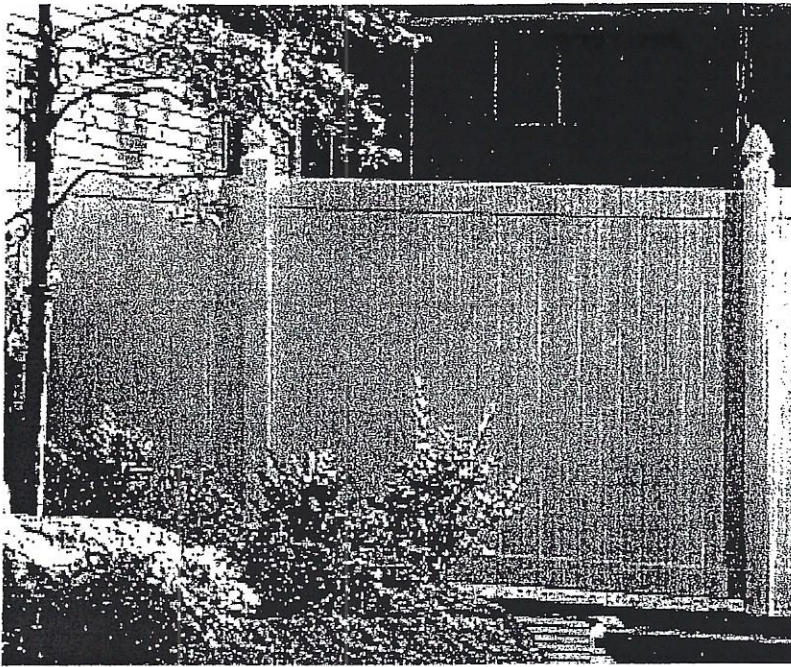
- The first step before beginning installation of your fence is to complete an architectural application. The application must be submitted to the Architectural Review Board c/o the property management company with a lot survey showing the location of the proposed fence installation on the survey. **Approval may take up to 30 days to receive from the Architectural Review Board. Do not begin your fence installation until you have received a written approval from the Architectural Review Board (ARB).**
- All fences located on perimeter lots (Lots 1 through 72) shall consist of white PVC material and shall be "tongue & grooved" style constructed to a maximum heights of six feet. All fences located on lots backing up to Pond Number 1 (Lots 73 through 129) shall consist of powder coated black aluminum material and shall be "picket" type constructed to a maximum height of 6', and shall be consistent with the aluminum fence currently located around the Recreation Parcel (Tract "E"). A variety of aluminum picket type fences are available from different fence installers, including a wide range of picket spacing to meet the needs of homeowners with small pets or children. All fences backing up to a common area or HOA maintained fence or wall shall not be higher than the HOA fence/wall at the intersection of the two structures. The homeowner's fence shall begin transitioning a minimum of six feet (6') away from the HOA fence/wall so that the top of the homeowner's fence matches the top elevation of, or is lower than, the HOA fence/wall.
- No color paints or stains are permitted on fences after they have been installed. Fence material colors shall be inherent to the material during the manufacturing process.
- Only the front face of the fence may face outward. No posts or stringers may be visible from the outside of the PVC fence and no screws or fasteners shall be visible from the outside of the aluminum fence.
- No fence shall be constructed closer to the street, which for house faces, than twenty feet (20') back from the forward facing corners of the house.
- Fences for corner lots require close coordination with the ARB due to their unique layout and concerns for vehicle visibility/safety and compliance with existing easements and county building code setback requirements.
- Any and all required governmental approvals/permits for fence construction are the responsibility of the homeowners and must be obtained prior to construction. **It is the responsibility of the Owner to comply with all County and /or Association requirements, whichever is most stringent.**
- It is not recommended that fences be installed in drainage easements. However, if the ARB grants permission for a fence to be installed in a drainage easement it is the responsibility of the homeowner to correct any changes in drainage on the homeowner's home site or adjoining home sites at the homeowners expense. Should the Association or County be required to correct a drainage situation either above or underground the homeowner is responsible for all costs associated with the removal of the improvement installed in said easement.
- Fences may not be installed past any wetland conservation setback lines on any home sites within the community.

CREEK VIEW HOMEOWNERS ASSOCIATION, INC.
FENCE SPECIFICATIONS

Samples of 4' High Powder Coated Black Aluminum Fence:



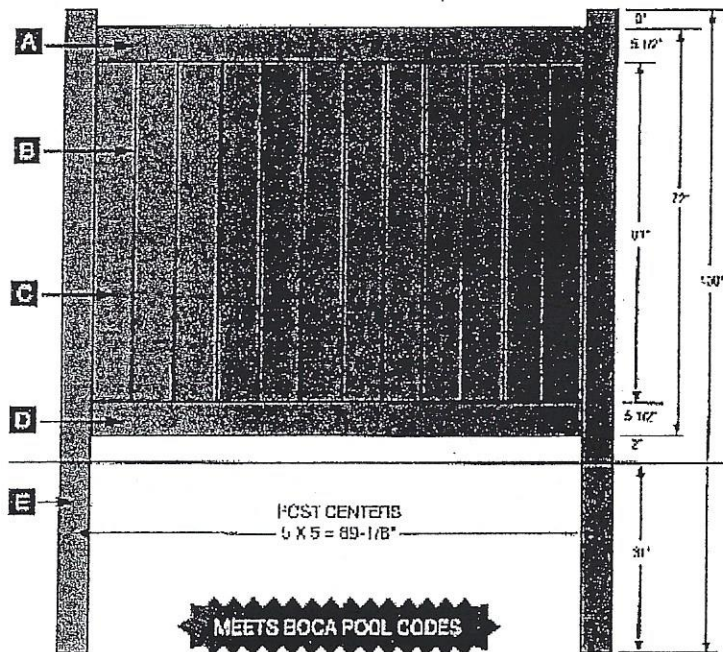
Samples of 6' High White PVC Fence "Tongue & Grooved":



FENCE SECTION INCLUDES A, C & D
POSTS & CAPS SOLD SEPARATELY.

- A** TOP RAIL
1-1/2" X 5-1/2" X 88"
CHANNELED TO ACCEPT PICKETS
- B** PICKET SPACING
NONE
- C** PICKETS
12 PIECES OF 7/8" X 7" X 84-7/8"
TONGUE & GROOVE
- D** BOTTOM RAIL
1-1/2" X 5-1/2" X 85"
CHANNELED TO ACCEPT PICKETS.
INCLUDES STEEL CHANNEL.
- E** POST
5" X 5" X 108" FOR IN-GROUND
INSTALLATION. 5" X 5" X 84" FOR
ABOVE GROUND INSTALLATION.

TAN & GREY COLORS ADD 10%



CREEK VIEW HOMEOWNERS ASSOCIATION **LANDSCAPING GUIDELINES**

Approved by Board of Directors June 19, 2012

Effective this date and in accordance with ARTICLE 10.31 (Other Restrictions Established by the Board) of the DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF CREEK VIEW, the provisions of ARTICLE 10.35 (Property Maintenance) shall include the following landscape guidelines to which all lots shall be in strict compliance and subject to all applicable remedies for non-compliance as afforded by the Declaration:

1. Our Association supports Florida-friendly landscaping. www.FloridaYards.org
2. Major portions of lots must be planted in grass. Floratam (such as St. Augustine), Zoysia, or an equivalent type of sod is the preferred grass choice for the front lawn, however, Bahia is permitted. Bermuda grasses are not permitted. Artificial grass coverings are not permitted. Dead, diseased, or damaged areas of grass shall be re-sod or plugged immediately. No rock, stone, or mulch-only lots or portions of lots are permitted. Major changes in the proportion of landscaping beds to grassy areas of lots as existing the date of guideline adoption shall without exception require Architectural Committee approval.
3. Landscaping beds must be predominantly covered by natural plant material and no rock, stone, or mulch-only beds are permitted. Artificial plant materials are not permitted. Florida-friendly plant material is recommended. Plants within beds should be spaced according to industry recommended standards for the particular species at maturity. All landscaping beds will be appropriately mulched and kept weed/grass free. Mulch beds may be only of wood mulch, rock or stone.
4. Architectural Committee approval is not required for the installation of concrete, decorative edging in muted earth tone colors surrounding landscape beds.
5. Each lot must be fully irrigated with an operational sprinkler system.
6. All landscaping within lots and easements including the easement between the sidewalk and curb, must be regularly maintained to include routine mowing, trimming, edging, weeding, pruning, fertilization, pest control and watering as legally permitted. Lots must be routinely edged along walkways, driveways, curbs and beds. All grass cuttings will be removed or blown so as not to litter roadways, walkways, or driveways. Grass cuttings should not be permitted to enter lakes, ponds, or the storm drain system. All yard debris and dropped leaves shall be removed from the lot and appropriately disposed of.

Creek View HOA Landscaping Guidelines
Page 2 of 2 Pages

7. All trees or palms must be healthy and properly pruned. Diseased or dead oaks upon any lot and within any easement adjoining the lot must be replaced with like oak species of substantially the same size. Oaks may not be replaced by palms or any other species of tree. Architectural approval is required for any removal or replacement of any tree.
8. Owners will allow no tree or plant material to hinder pedestrians upon any sidewalk adjoining the property. Trees within any easements at the front of each respective lot will have lower branch canopies maintained to a minimum height of seven (7) feet above the ground so as to not hinder pedestrian traffic upon sidewalks or the road side.
9. No owner of any lot shall permit the grasses, shrubbery, or other natural growth or accumulated debris to become overgrown or accumulate to a point such as to become or be generally acknowledged to be an eyesore, detriment or discredit to the neighborhood.

LANDSCAPING GUIDELINES – TREE REMOVAL
CREEKVIEW HOMEOWNERS ASSOCIATION
04.25.17

ALL TREE REMOVAL REQUIRES PERMIT BEFORE REMOVAL

Pursuant to County Codes, permits are required for the removal of trees of all species including all species of oaks and palms (except queen palms) on residential lots. All trees on residential lots within our Creek View Subdivision with tree trunks measuring 12” at 4.5 feet from the ground or larger require a permit before being removed. It does not matter if the tree is lifting walkway or driveway concrete, permits are required. Permits are not usually required for dead trees. Information regarding the permitting process in Hillsborough County is attached.

In the interest of maintaining the landscaping integrity of the community, the Association will closely monitor removal of trees to ensure proper tree removal procedures are followed.

Creek View Homeowners Association, Inc.

Shed Guidelines

Effective November 17, 2011

In order to preserve the unique aesthetics of the subdivision and maintain conformity within the Creek View community which includes lake front homes, the Board of Directors this date, pursuant to Article IX of the Declaration of Covenants and Restriction of Creek View, has adopted the following guidelines pertaining to the placement of sheds upon subdivision lots.

1. All sheds must be approved by the Architectural Control Committee (ARC) prior to erection or placement upon any lot. Applications must be submitted in complete and proper form (Architectural Review Application) and in compliance with duly adopted Association architectural control policies. Shed applications, for example must include a lot boundary survey indicating on such survey the proposed shed location.
2. Only resin or like material sheds of such size as specified herein may be displayed on any lot. Metal or wood sheds are not permitted. A sample of acceptable shed styles is attached.
3. On all odd-number addressed homes, ARC approved resin material sheds not to exceed 20 square feet of floor space dimension may be placed directly against the rear, exterior wall of the home. Due to a desire to facilitate lake views, sheds on these lake lots may not be free standing.
4. On all even-number addressed homes, ARC approved resin material sheds not to exceed 30 square feet in floor space dimension may be placed upon the lot. Sheds on these lots may be free standing, however, ARC approved landscaping must be installed and maintained around the base of freestanding sheds. Landscaping plans must be included in the ARC application for free standing shed requests.
5. Sheds may not exceed 6.5 feet in peak height.
6. Under no circumstance may sheds be displayed at the side or front of homes.
7. Sheds must remain an earth tone color as originally manufactured or painted the identical exterior wall color of the home.
8. All sheds must be properly erected according to manufacturer's instructions and in compliance with these guidelines and any applicable municipal codes. Sheds must be maintained in good condition at all times and access doors must be closed when the shed is not in use. Required landscaping must likewise be maintained according to applicable sections of the Deed restrictions.

CREEK VIEW HOMEOWNERS ASSOCIATION
SCREENED ENCLOSURES AND SUNROOM
GUIDELINES

Approved by Board of Directors June 25, 2014

Effective this date, and in accordance with ARTICLE IX, ARCHITECTURAL CONTROL AND ARTICLE 10.31 (Other Restrictions Established by the Board,) of the DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF CREEK VIEW, the following additional guidelines are adopted to which all lots shall be in strict compliance and subject to all applicable remedies for non-compliance as afforded by the Declaration:

1. All screened and/or glassed enclosures including pool screen enclosures, lanais and sunrooms must be approved by the Architectural Control Committee.
2. All framing of enclosures must be aluminum.
3. The framing of all such structures located on perimeter lots 1 through 72 shall be white, bronze, or black in color.
4. The framing of all such structures located on lots backing up to Pond Number 1 (Lots 73 through 129) shall be black or dark bronze in color.
5. Front porches may be screened with bronze or dark brown aluminum framing. Only screen doors may have a bronze, dark brown kick plate not to exceed 12 inches in height.

06.25.14

Creek View Homeowners Association, Inc.

Pool Guidelines

Effective June 25, 2014

In order to preserve the unique aesthetics of the subdivision and maintain conformity within the Creek View community which includes lake front homes, the Board of Directors this date, pursuant to Article IX of the Declaration of Covenants and Restriction of Creek View, has adopted the following guidelines pertaining to pools on subdivision lots.

1. All pools, pool decks, pool fencing, and pool screen enclosures must be approved by the Architectural Control Committee (ARC) prior to erection or placement upon any lot. Applications must be submitted in complete and proper form (Architectural Review Application) and in compliance with duly adopted Association architectural control policies. Pool applications must include a lot boundary survey indicating on such survey the proposed pool location.
2. Only in-ground pools are permitted. No above ground pools are permitted.
3. All pool fencing and framing of enclosures must be aluminum.
4. The framing of all pool fencing and screen enclosures located on perimeter lots 1 through 72 shall be white, bronze, or black in color.
5. The framing of all pool fencing and screen enclosures located on lots backing up to Pond Number 1 (Lots 73 through 129) shall be black or dark bronze in color.
6. All pools must be properly installed and in compliance with these guidelines and any applicable municipal codes. Pools, pool fencing, screen enclosures, and related equipment must be maintained in sanitary and good condition at all times

06/25/14

CREEK VIEW HOMEOWNERS ASSOCIATION **GENERAL RULES AND REGULATIONS**

Approved by Board of Directors October 25, 2017

Effective this date and in accordance with ARTICLE 10.31 (Other Restrictions Established by the Board) of the DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF CREEK VIEW, the provisions of ARTICLE X, USE RESTRICTIONS shall include the following Rules and Regulations to which all lots shall be in strict compliance and subject to all applicable remedies for non-compliance as afforded by the Declaration:

1. Pets, Livestock and Poultry. (Article 10.16) No animals, livestock, or poultry of any kind shall be raised, bred, or kept within the Property, other than household pets provided they are not kept, bred, or maintained for any commercial purpose or activities and provided that they do not become a nuisance or annoyance to any other Owner. No hoarding of pets is permitted. No pet shall be allowed outside a Lot except on a leash. No pets shall be permitted to place or have excretions on any portion of the Property unless the owner or handler of the pet physically removes any such excretions from that portion of the Property. For purposes hereof, "household pets" shall mean dogs, cats, domestic birds, and fish. Exotic animals and reptiles such as boas and pythons may not be kept within any Lot. Upon sole determination of the Board, dogs or other pets identified to be a continuous nuisance or annoyance to others, or exhibiting persistent, violent behavior towards residents or their properly controlled pets, must be removed from the subdivision. Such power of the Board may be more restrictive than and is irrespective of any actions taken by Hillsborough County in its resolution of nuisance or violent pet complaints. The Owner of a pet identified as requiring removal by the Board shall have the opportunity to appeal such determination at an open Board hearing.

Creek View Pavilion Use Rules

In order to request the use of the Creek View Pavilion you must meet and agree to the following:

1. Only homeowners and their respective tenants who are in good standing (i.e. current with all HOA assessments) may request use of the pavilion. Usage of the park and the pavilion is reserved for Creek View Residents and their guests only.
2. The Pavilion and Park may not be used for business or money making events (i.e. kitchen gadget, food, or jewelry parties) without prior written approval from the HOA Board.
3. Pavilion reservation is merely a consideration for preference to use the pavilion for your event. Your reservation does not allow for private or exclusive use of the park or pavilion. You must allow other residents use of the facilities while you are there
4. Homeowners are responsible for any damages caused by their tenants and their guests.
5. No open fires are permitted. All cooking must be contained within a grill. You may bring your own grill. All fires must be extinguished and cooled before departure.
6. Use of the facility requires you to clean up after your event. All event trash must be removed from the facility and properly disposed. Failure to do so will result in your being assessed a cleaning fee.
7. Street parking is not permitted without Board/Social Committee approval. If your event requires street parking, you will need to include such request with your application.
8. Be aware there are no restrooms facilities at this time for your use.
9. Porta-Potties require Board /Social Committee approval and their use and location must be pre-approved.
10. Use of inflated, Bouncie type or similar structures requires HOA Board approval and a certificate of insurance in the amount of no less than \$ 1 million must be provided for the event, naming Creek View Homeowners Association, Inc. as a an additional insured.
11. Events must be completed by 10:00 PM on Friday and Saturday nights, 9:00 PM on other nights.
12. Priority for the use of the Pavilion is given to the Creek View Social Committee for Community Events.
13. The Creek View HOA reserves the right to change any and all rules as they deem necessary.
14. You can make your reservation on the Web Site at www.creekviewhoa.com
15. You will be notified by email if the date you requested is available for your use and if the event is approved.

CREEK VIEW HOMEOWNERS ASSOCIATION, INC.

RENTAL APPLICATION POLICY

01/01/09

THE BOARD OF DIRECTORS, CREEK VIEW HOMEOWNERS ASSOCIATION, INC. HAS ADOPTED A RENTAL POLICY WHICH REQUIRES THE SUBMISSION OF A RENTAL APPLICATION NO SOONER THAN 15 DAYS PRIOR TO OCCUPANCY OF ANY RENTER IN A HOME WITHIN THE SUBDIVISION.

ARTICLE XI (11.1), SHORT TERM RENTALS, OF THE DECLARATION ESTABLISHES RESTRICTIONS ON THE RENTAL OF HOMES WITHIN THE SUBDIVISION. IN ORDER TO PERFORM ITS FIDUCIARY RESPONSIBILITIES, IT IS NECESSARY THAT THE ASSOCIATION ESTABLISH REASONABLE RULES TO ENSURE THE COMPLIANCE TO SUCH DECLARATION.

THEREFORE, THE ATTACHED APPLICATION ALONG WITH FEES MUST BE SUBMITTED FOLLOWING THE INSTRUCTIONS CONTAINED WITHIN THE FORM.

FAILURE OF A HOMEOWNER TO ABIDE BY THIS RULE WILL SUBJECT THE OWNER TO LEGAL ACTION AND POSSIBLE EVICTION OF THE RENTERS.

CREEK VIEW HOMEOWNERS ASSOCIATION, INC.
APPLICATION FOR PROPOSED LEASE OR RENTAL OF RESIDENCE

NOTE: A properly completed application must be received by Management at least Fifteen (15) days prior to the proposed move in date. All applicants must obtain Board of Director approval prior to the proposed move in date. This application will not be considered unless it is: fully completed and signed, includes a **\$50.00 non-refundable application fee per applicant** payable to *Creek View Homeowners Assn., Inc.* and a copy of the lease is attached. Applicants legally married to one another and who intend to jointly rent the home need only complete one application with information on both spouses included and need only remit \$50.00 for application fee. By signing the application, Applicants certify that they have read, understand, and will abide by the Declaration of the Subdivision, the By-laws and all Rules and Regulations, including the restrictions regarding pets, vehicle, parking, maintenance and lawn upkeep. **EVERY occupant over the age of 18 must apply, and complete a separate application. No lease/rentals of a residence shall be for a term of less than seven months. NO owner may lease a residence more than twice in any calendar year.** Return application to: the Trowbridge company, inc., P.O. Box 273708, Tampa, FL 33688.
COPY OF LEASE MUST BE ATTACHED.

RESIDENCE ADDRESS _____

RENTAL RATE: \$ _____ / Month TERM _____ months FROM _____ to _____

CURRENT UNIT OWNER _____ PHONE _____

UNIT OWNER ADDRESS _____

APPLICANT INFORMATION

NAME _____ Date of Birth _____

NAME _____ Date of Birth _____

CURRENT ADDRESS _____

NUMBER OF CHILDREN _____ AGES _____

PHONE NUMBER _____

VEHICLE INFORMATION

VEHICLE #1 _____
 YEAR MAKE MODEL TAG NO. STATE

VEHICLE #2 _____
 YEAR MAKE MODEL TAG NO. STATE

NOTE: TRAILERS, BOATS AND COMMERCIAL VEHICLES ARE NOT PERMITTED TO BE VISIBLE AT ANY TIME. STREET PARKING AND OTHER UNAUTHORIZED PARKING MAY RESULT IN IMMEDIATE TOWING.

PET-INDICATE DOG OR CAT, BREED AND WEIGHT _____

Applicant represents that all the above information is true and complete and authorizes the verification of same by reasonable means. Applicant understands that false or incomplete information given herein may constitute grounds for rejection of this application. Applicant agrees that a full disclosure of all information obtained may be made to the Association and the owner of the property for which applicant has applied.

Signature Applicant Date Signature Applicant Date

CREEK VIEW HOMEOWNERS ASSOCIATION, INC.

C/O the Trowbridge company, inc.

P.O. Box 273708

Tampa, FL 33688

813-264-1119

COLLECTION POLICY

Under authority of the Association legal documents and the Board of Directors the following Collection Policy shall be in effect for the Creek View Homeowners Association. The Association's Management Company shall administer this policy.

- Assessments are due on the 1st day of each month. If payment is not received within 15 days of the due date, a late fee of \$25.00 and 10% interest per annum shall be applied and notice sent to the homeowner.
- If payment is not made within 30 days of the Late Notice from management, an "Intent to Lien Letter" from the Attorney shall be sent with legal fees and costs applied.
- If payment is not received from investor owned homes within 15 days of the due date, the account will immediately be referred to the attorney for Intent to letter. No reminder notices will be sent.
- If the outstanding balance related to the delinquent assessment is not paid within 45 days of the date of the Intent to Lien letter, a lien shall be filed and recorded on the property.
- If the outstanding balance has not been paid within 45 days of the date of a "Foreclosure Notice" letter from the Attorney the Board will review the account at the next meeting to determine if a foreclosure action should be initiated by the Association's Attorney.

The homeowner will be responsible for all charges, costs and Attorney's fees related to the collection of delinquent assessments.